

**FIRST AMENDMENT  
TO THE DEDICATION AND DECLARATION OF PROTECTIVE RESTRICTIONS,  
COVENANTS, LIMITATIONS, EASEMENTS AND APPROVALS APPENDED TO  
AS PART OF THE DEDICATION AND PLAT OF  
KENSINGTON DOWNS EAST VILLAS, SECTION I  
A SUBDIVISION OF ST. JOSEPH TOWNSHIP, ALLEN COUNTY, INDIANA**

Pursuant to the provisions of Article VI, Section 36, of the Dedication and Declaration of Protective Restrictions, Covenants, Limitations, Easements and Approvals Appended to as Part of the Dedication and Plat of Kensington Downs Villas, Section I, which was recorded on October 9, 1997, as Document Number 970056939, in the Office of the Recorder of Allen County, Indiana, the undersigned Chestnut Group, Inc., an Indiana corporation, hereby makes and effects the following change, alteration and modification in and to said Protective Covenants:

*PLAT BOOK C PAGE 182*

1. Article VI of the Dedication and Declaration of Protective Restrictions shall be amended to read as follows:

Section 5. Building Setback. No Dwelling Unit or any improvements or structures shall be located on any Lot nearer to the front Lot line or nearer to the side street line or the rear property line than the minimum building setback lines shown on the recorded plat. In any event, no Dwelling Unit shall be located nearer than a distance of five (5) feet to a side Lot line, and, except for screened in porches, no nearer than a distance of twenty-five (25) feet to a rear property line if there is no rear setback line shown on the recorded plat.

2. All other terms and provisions of the Dedication and Declaration of Protective Restrictions shall remain in full force and effect and shall not be altered or modified except as specifically set forth in this Amendment.

IN WITNESS WHEREOF, Chestnut Group, Inc., a corporation organized and existing under the laws of the State of Indiana, has hereunto set its hand and seal by its duly authorized officer, this 20th day of July, 1998.

**CHESTNUT GROUP, INC.**

By:   
Roger L. Delagrance, President

RECORDED  
07/22/1998 09:32:25  
RECORDER  
VIRGINIA L. YOUNG  
ALLEN COUNTY, IN

Doc. No.	980049780
Receipt No.	18284
DCFD	3.00
MISL	8.00
MISL	1.00
Total	12.00

**DULY ENTERED FOR TAXATION**

JUL 22 1998

  
AUDITOR OF ALLEN COUNTY

98 6982  
AUDITORS NUMBER

RET  
CHESTNUT GROUP  
P O Box 5760  
F.W. IN 46895

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*21*

